

Applicant: Ruth Mueller and Daniel Poli

Agent: N/A

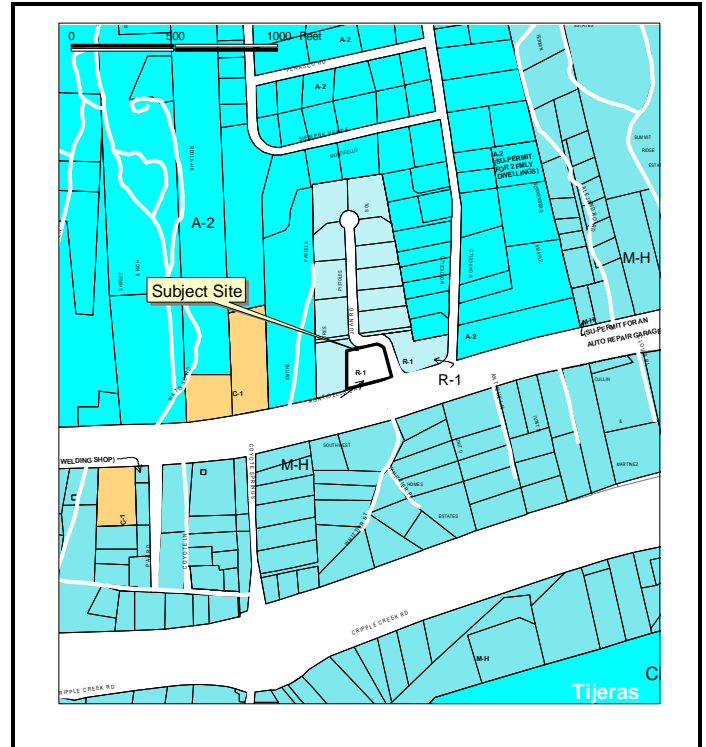
Location: 143 Old US 66 East

Property Size: Approximately .80 acre

Existing Zone: R-1

Proposed Request: Special Use Permit for Day Spa and Beauty Shop

Recommendation: Approval



Summary: The applicant is requesting an amendment to a Special Use Permit for Specific Use for Offices (Natural Therapeutics) to include day spa, and salon treatments. The property is located in the Monticello neighborhood of the East Mountain Area.

Staff Planner: Mari Simbaña, Program Planner

- Attachments:**
1. Application
 2. Land Use and Zoning Map
 3. Letters of Support from Neighbors
 4. Letters of Opposition from Neighbors
 5. Letter from Applicant's Attorney
 6. Letter from New Mexico Historic Preservation Division
 7. Site Plan (Commissioner's Only)

Bernalillo County Departments and other interested agencies reviewed this application from May 25, 2010 to June 14, 2010. Agency comments were used verbatim in preparation of this report, and begin on page 15.

AGENDA ITEM NO.: 18
County Planning Commission
July 7, 2010

CSU-20100018 Ruth Mueller & Daniel Poli requests an amendment to the Special Use Permit to include beauty shop and day spa on Lot 4-A-2, Tres Pistoles Del Sol Subdivision, located at 143 NM State Road 333, zoned R-1 with a Special Use Permit for Specific Use for Offices for therapeutic use, and containing approximately 0.80 acres. (L-25)

AREA CHARACTERISTICS AND ZONING HISTORY
Surrounding Zoning & Land Uses

Site	Zoning	Land Use
	A-2	SUP Offices for Natural Therapeutics
North	Right-of-Way A-2	Juan Road Residential-Tres Pistolas Sol Subdivision
South	Right-of-Way M-H	Old US 66 Residential
East	A-2	Residential-Monticello Subdivision
West	A-2	Residential

BACKGROUND:

The Request

The subject site is in the East Mountain Area of Bernalillo County and fronts Old US 66. There is currently a building and storage shed on the approximately .80-acre property with a Special Use Permit for Specific Use for Offices for therapeutic use. The applicant intends to expand the existing practice to encompass spa and beauty salon treatments. The site plan shows two existing structures. The owner wishes to renovate the smaller one to be used for day spa activities. The applicant explains that during its historic use as a trading post, this structure was used to store moccasins and was referred to as the "Moccasin House". There is graveled parking space for twelve vehicles plus one paved handicapped accessible space. Two access points are shown on the site plan. One is off of Juan Road and the other off the frontage road. Also visible on the site plan are a well, septic field, 80' fence, rock retaining wall, fenced trash cans, and signage location.

History

In November 1974, the Board of County Commissioners (BCC) approved a Special Use Permit for a Retail Curios and Gift Shop on the southerly two acres of Lot 4 of the Monticello Subdivision. A single family dwelling was also allowed. Lots 4 and 5 of the Monticello Subdivision, equaling approximately 9 acres, were granted a zoned change from A-2 to R-1 in April 1981. This property was subsequently divided into three separate lots, with the Special Use Permit still intact. The Special Use Permit was cancelled in February 2006 after years of inactivity.

The April 5, 2006 County Planning Commission (CPC) hearing to consider a zone change from R-1 to O-1, resulted in a deferral to allow the applicant to apply for a Special Use Permit. The owners were eventually granted a Special Use Permit for Specific Use for Office for Natural Therapeutic practices. It was appealed by a neighbor and the appeal overturned by the BCC in August 2006, thereby upholding the CPC recommendation for approval.

Currently, the building is in violation due to the lack of the appropriate Certificate of Occupancy for the permissive commercial activity. According to Bernalillo County Building staff, the status is that of a residence but should have been converted to a 'Commercial Occupancy' status when CSU-60002 was granted. In June 2001 and November 2008 there were two different business permit requests. The process was initiated but no certificates were granted due to the site not passing inspections by Building and Fire Department staff. Additionally, on March 26, 2010 Bernalillo County staff confirmed that a Beauty Salon service was in operation at the site without a Bernalillo County Business License. The owners were sent a letter notifying them that all businesses on site must have the appropriate licenses. The operator was asked to obtain a business certificate and in that process, discovered that this particular use was not an allowable use under the existing special use permit (CSU-60002) and therefore would not be issued a business certificate. This prompted property owner, Ruth Mueller, to apply for a special use permit to encompass the intended uses, including the beauty salon.

Request Justification

In the written Response to Resolution 116-86, the applicants explain that the practices are, “part-time and by appointment only, none of which are in the slightest bit disturbing to anyone living nearby.” The applicants believe that in the last four years of operation, the activities have been compatible with the neighborhood and that the maintenance of the site and services provided, have contributed to the well-being of local residents.

Surrounding Land Use and Zoning

The subject site is located along Old Highway 66 and bordered by Juan Rd. to the east but is not within a Commercial Corridor or Node as designated by the East Mountain Area Plan (1992). However, this portion of Old Highway 66 contains the only semi-contiguous properties that allow for commercial uses in the entire West Tijeras area. The subject site is part of a cluster of properties zoned R-1. The majority of the surrounding properties to the north of this are zoned A-2 and to the south, across the highway, are zoned M-H. The third property to the east from the subject site, is zoned A-2 with a Special Use Permit for Auto Repair. The third and fourth properties to the west are zoned C-1. Toward the southwest of the subject site, at Paz Rd., there is a small property zoned M-H with a Special Use Permit for a Welding Shop. Immediately west of that, lies a C-1 zoned property.

APPLICABLE PLANS AND POLICIES:

Albuquerque/Bernalillo County Comprehensive Plan

Policy 3 The stated Goal of the Rural Area is “to maintain the separate identity of Rural Areas as alternatives to urbanization by guiding development compatible with their open character, natural resources, and traditional settlement patterns.” The following includes applicable policies:

Policy 3.a. of the Rural Area Goal states that “higher density development may occur at appropriate locations. Rural Area density patterns shall be more specifically defined through lower rank planning. Each higher density area is to be controlled by site development plan and is to be located well away from other such higher density areas.”

Policy 3.b states that “Development in Rural Areas shall be compatible with natural resource capacities, including water availability and capacity, community and regional goals and shall include trail corridors where appropriate.”

Policy 3.f states that “Development shall be carefully controlled in the East Mountain Area to prevent environmental deterioration, and to be compatible with the resource base and natural recreational and scenic assets.”

Policy 3.g states that “the following shall guide industrial and commercial development in the Rural Areas.”

- Small-scale, local industries, which employ few people and may sell products on the same premises, are the most desirable industrial use.
- Neighborhood and/or community-scale rather than regional scale commercial centers are appropriate for rural areas. Strip commercial development should be discouraged and, instead, commercial development should be clustered at major intersections and within designated mountain and valley villages.”

Policy 6 Economic Development goal is, “to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.”

Policy 6.a states that, “New Employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to the areas of most need.”

Policy 6.b states that, “Development of local business enterprises as well as the recruitment of the outside firms shall be emphasized.”

Policy 6.g states that, “Concentrations of employment and Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.”

East Mountain Area Plan Goals and Objectives

General Land Use – 1

Goal

- Protect the property rights of property owners while ensuring the health, safety, and welfare of all inhabitants.

Visual Resources – 4

Goal

- Maintain and improve the existing visual quality of the East Mountain Area.

Objective

- Recognize the natural and visual environment, particularly features unique to the East Mountain Area as a significant determination in development decisions.

Economic And Commercial Development – 9

Goal

- Achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Objectives

- Promote sound economic development that includes small-scale, local businesses.

- Provide new employment opportunities for area residents which will accommodate a wide range of occupational skills and salary levels.
- Promote tourism with careful attention to the potential for impacts of tourism on the East Mountain Area residents, rural character, and environment.

Policies

- 9.1 Commercial development shall occur in commercial corridors and nodes identified through an economic development study, sector plan, or master plan approved by Bernalillo County.
- 9.2 Prohibit new Special Use Permits for commercial and manufacturing that would be equivalent to M-2 zoning.
- 9.3 New commercial development shall be of an appropriate scale to meet the needs of the area residents and not degrade the environment.
- 9.4 Encourage small-scale business to develop with the potential for providing local employment.

Possible Techniques

- Establish commercial corridors and nodes to allow for the location of neighborhood-scale businesses that generate jobs and provide needed goods and services to EM residents while maintaining rural character.
- Focus light industrial and commercial development in selected areas with adequate utilities and transportation access and set apart from any existing or future residential neighborhoods or other incompatible land uses.
- Reserved portions of the community strictly for commercial activity to accommodate a variety of wholesale, retail, service and offices uses where the highest traffic volumes and greatest utility demands can be served and more extensive signage and outdoor display of materials will be expected and permitted.

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Rural Character

The most important issue identified by respondents on the 2003 questionnaire was the retention of rural character, confirmed by responses to other Survey questions. The vision of the East Mountain Area residents is to maintain this rural character. This is the focus of discussion in the Community Vision section which can be found in Appendix G. Rural character is defined by natural landscape, open spaces, undisturbed ecosystems, quietness, views of the landscape and the sky, limited traffic, large lots, privacy, and small-scale local businesses.

Bernalillo County Zoning Ordinance

Resolution 116-86 defines criteria for evaluating a Zone Map changes and Special Use Permit applications.

The following policies for deciding zone map changes and Special Use Permit applications pursuant to the adopted Bernalillo County Zoning Ordinance.

- A. A proposed land use change must be found to be consistent with the health, safety and general welfare of the residents of the County.
- B. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a land use change.
- C. A proposed land use change shall not be in significant conflict with adopted elements of the Comprehensive Plan of other Master Plans and amendments thereto including privately developed area plans which have been adopted by the Board of County Commissioners.
- D. Stability of the land use and zoning is desirable; therefore, the applicant must provide a sound justification for land use change. The burden is on the applicant to show why the change should be made.
- E. The applicant must demonstrate that the existing zoning is inappropriate because:
 - 1. An error in the original zone map.
 - 2. Changed neighborhood conditions, which justifies a change in land use or
 - 3. That a different use category is more advantageous to the community as articulated in the Comprehensive Plan or other land use plans as adopted by the Board of County Commissioners.
- F. A land use change shall not be approved where some of the permissive uses in the land use change would be harmful to adjacent property, the neighborhood or the community.
- G. Location on a collector or major street is not itself sufficient justification of apartment, office, or commercial zoning.
- H. A zone change request which would give a zone different from the surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
 - 1. The change will clearly facilitate revitalization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 - 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones, because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

- I. A zone change request, which would give a zone different from the surrounding zoning to a strip of land along a street, is generally called a “strip zoning.” Such a change of zone may be approved only when:
 1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones, because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Section 18. Special Use Permit Regulations.

- A. By Special Use Permit after receipt of a recommendation from the Bernalillo County Planning Commission, the Board of County Commissioners may authorize the location of uses in any zone in which they are not permitted by other sections of this ordinance; the Bernalillo County Commission may likewise authorize the increase in height of buildings beyond the limits set by previous sections of this ordinance. With such permits, the Bernalillo County Commission may impose such conditions and limitations as it deems necessary:
 1. To ensure that the degree of compatibility of property uses which this section is intended to promote and preserve shall be maintained with respect to the special use on the particular site and consideration of existing and potential uses of property within the zone and the general area in which the use is proposed to be located;
 2. To ensure that the proper performance standards and conditions are, whenever necessary, imposed upon uses which are, or which reasonably may be expected to become, obnoxious, dangerous, offensive or injurious to the health, safety, or welfare of the public, or a portion thereof, by reason of the emission of noise, smoke, dust, fumes, vibration, odor, or other harmful or annoying substances;
 3. To preserve the utility, integrity and character of the zone in which the use will be located, without adversely affecting adjacent zones; and
 4. To ensure that the use will not be or become detrimental to the public interest, health, safety, convenience, or the general welfare.

B.32.a

(Office/Commercial) In certain situations based on unique conditions the owner may apply for any of the specific uses set forth in Sections 12, 13, 14, or 15 of this Ordinance. The special use for a specific use (office/commercial) may be granted if the owner/applicant proves by clear and convincing evidence that: (1) unique conditions exist that justify the request and (2) there is substantial support from neighborhood residents (or owners of property) within 200 feet of the site for the proposed special use.

Section 19: Landscaping and Buffer Landscaping Regulations:

Where a nonresidential zone which is hereafter developed for a business purpose abuts a residentially zoned property, special buffer landscaping is required to minimize noise, lighting and sight impact of the nonresidential activities in the residential area.

- I- Landscaping and buffer landscaping will be required in all zones for office, commercial, industrial, and multifamily residential uses; R-1, A-1, A-2 and M-H residential uses are exempt.
 - 1. Sites of one acre or less:
 - a. There shall be a landscaped setback along all streets of no less than ten feet.
 - b. There shall be a landscaped buffer of six feet between single-family residential uses and office, commercial, industrial, and multifamily residential uses.
 - c. Fifteen percent of all paved areas shall be landscaped. The landscaped setback shall contribute toward this requirement.
 - 2. Sites one acre and up to five acres. There shall be a landscaped setback along all streets of no less than 15 feet. All other requirements same as 1.b. and 1.c. above.
- I- In a nonresidential zone, a solid wall or a solid fence at least six feet high shall be erected on sides abutting a single family residential use, except for those sides abutting public right-of-way.
- E. Landscaping which dies shall be replaced by the property owner who is obligated to provide it as expeditiously as possible, but in no case longer than 30 days after notification. If the 30-day period falls at a time of the year when planting of landscaping is inadvisable, a waiver may be granted by the Zoning Administrator to allow planting at the earliest possible time. The waiver and date of the planting deadline shall be recorded by the County Zoning Office.
- G. Parking spaces within a parking lot shall be no more than 50 feet from a tree.
- H. Nonconforming Landscaping. Premises which, when they were developed, were not required to be developed in accordance with the Landscaping and Buffer Landscaping Regulations Section of this ordinance, shall be made to conform with this regulation within two years due to the amendment of the map or text of this ordinance.

ANALYSIS:

Surrounding Land Use and Zoning

The subject site is surrounded by R-1 and A-2 zoning. The nearest O-1 zoned properties are along Highway North 14, the closest one being approximately 6 miles away, just north of Penny Lane. About 1000 feet east of the subject site is an M-H zoned property with a Special Use Permit for an Auto Repair Garage. There is another M-H zoned property with a Special Use Permit for a Welding Shop over 1000 feet east and south and across Old Route 66 from the subject site

Plans

Albuquerque/Bernalillo County Comprehensive Plan policies (Rural Area Policy 3g; Economic Development Policy 6a, 6b, 6g) states that small-scale, local industries are desirable and call for these uses to be located so as to complement residential areas and be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments. The proposed establishment of office space is compatible with the rural goals within the Albuquerque/Bernalillo County Comprehensive Plan and the East Mountain Area Plan for local business enterprises with the potential of employing local residents.

Zoning Ordinance

Resolution 116-86 requires that a land use change must clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan. The subject site is not located along or in a Commercial Corridor or Node designated by the East Mountain Area Plan (1992). But the site is unique in that the structures have historically been used for commercial purposes.

The Conditions of the current special use permit (CSU-60002) have been violated due to a non-permissive use (beauty shop) operating on the site.

In general the permissive uses and request have support from the neighborhood. There is one adjacent neighbor who believes that any commercial activity is detrimental to his property.

Agency Comments

Zoning staff reports that there are two zoning violations. One is expired business permit and the other is commercial uses operating in a building having Residential Occupancy status. Building staff requires that the building comply with regulations to obtain Commercial Occupancy under its commercial use. Public Works staff needs to review a Traffic Impact Analysis. Applicant will also need to submit a Grading and Drainage Plan if additional paving will be required. Environmental Health staff require that any business operator conducting massage therapy, maintain a massage therapy license.

Analysis Summary

Zoning	
Resolution 116-86	This request use is more advantageous to the community as it provides needed services. This request has substantial neighborhood support and unique conditions in that the request will maintain the historic nature of the structures for commercial uses.
Plans	
Comprehensive Plan	The request attempts to address the goals of the Comprehensive Plan of encouraging employers willing to hire local residents and local business enterprise that complements residential areas and reduces the need to

	travel. The subject site is not clustered at a major intersection or in a designated commercial area.
Area Plan	The proposed office uses conform to the East Mountain Area Plan in that they maintain a community scale commercial use and promote locally-owned business. The subject site is not in a Commercial Corridor or Node.
Other Requirements	
Environmental Health	Applicant must obtain appropriate permits for Massage Therapy activities.
Building Department	Prior to any business activity a certificate of occupancy is required.
Public Works Division	A Traffic Impact Analysis is required. If additional paving is required a Grading and Drainage Plan must be submitted.

Conclusion

The request aims to follow the *Albuquerque/Bernalillo County Comprehensive Plan* recommendation of locally owned business although the subject site is not in a Commercial Corridor or Node as designated in the *East Mountain Area Plan*. The application includes a letter of support and a petition signed by many neighbors. The adjacent neighbor has expressed concern that any commercial activities at the site will negatively impact his business. Although, there are violations of the current special use permit (CSU-60002), the owners have acted promptly to correct these issues. The owners are pursuing Historic status for the structures and to date have received a letter from the New Mexico Historic Preservation Division that the structures qualify for "eligibility for listing" in the historic register. Therefore, staff recommends approval of the request with Conditions as listed below.

RECOMMENDATION:

Staff recommends Approval, based on the following Findings and Conditions.

Mari Simbaña
Program Planner

Findings:

1. This is a request for an amendment to a Special Use Permit to include beauty shop and day spa on Lot 4-A-2, Tres Pistoles Del Sol Subdivision, located at 143 NM State Road 333, zoned R-1 with a Special Use Permit for Specific Use for Offices for therapeutic use, and containing approximately 0.80 acres.
2. The property is within the Rural Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.
3. This request is a result of a zoning violation in that the property was being operated as a Beauty Salon without the proper zoning.
4. This request is consistent with Resolution 116-86, in that this land use is more advantageous to the community because it encourages local business enterprises that complement residential areas and reduce the need to travel as articulated in Policies 3.g, 6.a, 6.b & 6.g of the Albuquerque/Bernalillo County Comprehensive Plan.
5. This request is consistent with the East Mountain Area Plan (Economic and Commercial Development Policies 9.3 and 9.4) in that it maintains a community scale commercial use and provides the opportunity for local employment.
6. There is substantial neighborhood support for this request.
7. Unique conditions exist with regard to the site in that the request will maintain the historic nature of the structures for commercial purposes, which originally dates back to the 1940's.
8. The existing structures on this site have been considered for historical eligibility by the New Mexico Historic Preservation Division (refer to letter attached to this report).
9. This request is consistent with the health, safety, and general welfare of the residents of the County.

Conditions:

1. Prior to any business activity, the applicant must obtain a Certificate of Occupancy for commercial activity following the final site plan approval from the Zoning Administrator.
2. A solid fence at least six feet high shall be erected on the westside, up to the rock retaining wall, within 120 days of final Board of County Commissioners approval.
3. Applicant shall maintain a five-foot wide front yard landscape buffer on the south side of the property abutting the frontage road.

4. The applicant shall comply with the Bernalillo County Noise Ordinance. No outdoor speakers or amplified sound systems shall be permitted. Ambient noise levels shall be measured on property boundaries in accordance with Bernalillo County Code, Section 30-115.
5. Lighting shall be site-specific. Shielded or cutoff fixtures shall be provided so that no fugitive light crosses to adjacent lots.
6. Instructional and professional education classes for natural therapeutics shall be limited to six (6) classes per year with eight (8) sessions per class and a maximum of (12) participants allowed per class. The adjacent recognized neighborhood association shall be notified seven days prior to a class session being held.
7. The hours of operation shall be Monday through Saturday from 8:00 a.m. to 6:00 p.m. with the exception of two nights per week during which activity will be allowed until 8:30pm.
8. The solid waste receptacle shall be adequately screened from public view within a solid enclosure.
9. A detailed drawing of the proposed signage, meeting the O-1 requirements, shall be included on the site plan.
10. The applicant shall meet all requirements of the Bernalillo County Office of Environmental Health in regards to water and waste water systems.
11. Each business owner operating a use within the subject site shall obtain a Business License. The necessary business registration procedures shall be completed within sixty (60) days of final approval from the Board of County Commissioners. [Article II (Business Registration Fee) Bernalillo County Code].
12. Within thirty (30) days of final approval from the Board of County Commissioners, the applicant shall obtain the appropriate permits for the placement and operation of the water tank on the site. The water tank shall be shown on the final Site Plan.
13. Within sixty (60) days of final approval from the Board of County Commissioners, applicant must construct a 30 foot driveway to frontage road and construct a 20 foot asphalt apron.
14. Within sixty (60) days of final approval from the Board of County Commissioners, the applicant shall submit a Traffic Impact Analysis to the Bernalillo County Public Works Division for review and approval. The applicant shall provide a copy of final approval to the Zoning Administrator for inclusion with the corresponding file.

15. Within sixty (60) days of final approval from the Board of County Commissioners, the applicant shall submit a Grading and Drainage Plan to the Bernalillo County Public Works Division for review and approval. The applicant shall provide a copy of final approval to the Zoning Administrator for inclusion with the corresponding file.
16. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
17. This Special Use Permit shall be issued for 5 years.
18. Three copies of the revised site plan including all structures and consistent with the conditions of approval shall be submitted for review and approval to the Zoning Administrator within 30 days from the date of final Board of County Commissioners approval.
19. The foregoing Conditions shall become effective immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit, and shall be strictly complied to within one year.

BERNALILLO COUNTY DEPARTMENT COMMENTS

Zoning Administrator:

Environmental Health:

6/10/10

Applicant must acquire and maintain a massage therapy license from BCEH in order to operate a commercial massage therapy operation.

Zoning Department Manager:

6/4/10

Must comply with all Bernalillo County Code regulations for this project.
there are two zoning violations.

1. expired business permit.
2. Residential dwellings must be converted to commercial use occupancy per building inspector.

Building Department Manager:

6/21/10

Additional Land Comments

Per chapter 2 of the 2006 IBC (definition of historic building) and letter from Pilar M. Cannizzaro, architectural project reviewer, NM historic preservation division (attached to related documents) this structure has been deemed historical.

6/10/10

Existing building at this site is a single family dwelling. In order to use the building for a business the owners are required to obtain an NM licensed architect to design and convert the dwelling to a commercial business occupancy. Prior to any business activity a certificate of occupancy is required.

Public Works:

DRAN:

6/1/10

A grading and drainage plan is not required at this time for approval of the Special Use Permit Request, because this request appears to be consistent with the current use of the property and no significant changes to the current development or terrain are implied.

A formal grading and drainage plan with full report and analysis meeting the requirements of Bernalillo County Code Chapter 38, "Floods", prepared by an engineer licensed in the state of New Mexico and approved by Bernalillo County Public Works, may be required prior to any additional development, re-grading or re-surfacing.

DRE:

6/10/10

Condition of Approval:

* Traffic Impact Analysis is required within 60 days of approval, please contact Richard Meadows at 848-1508.

In addition:

No asphalt apron required at this time, and driveway is less than 150-feet long, therefore no turnaround is necessary.

Parks & Recreation:

5/26/10

No Comment.

Sheriff's: No comment received

COMMENTS FROM OTHER AGENCIES

MRGCOG:

6/9/10

MPO Project 333.0 "NM 333 East Mountains Area- Pavement Preservation" is a NMDOT CRDC project for pavement preservation including pavement markings, signage, and other appurtenances as necessary from tramway Blvd to Sedillo. The project has been included in the 2030 MTP and the MPO recommends coordination with NMDOT CRDC for additional information. (505) 490-1128.

For informational purposes, the functional classification of NM 333 is that of urban collector, as per the Current Roadway Functional Classification System Map.

AMAFCA:

6/14/10

No comment.

City Planning Department:

City Public Works:

Transp. Planning:

Transp. Development:

Water Resources: No comment received

City Transit:

6/8/10

No comments

ABCWUA Utility Development Section:

No comment received

City Environmental Health:

No comment received

City Open Space:

6/4/10

Open Space has no adverse comments

NM Department of Transportation:

6/14/10

The NMDOT has no objection to the request for a special use permit as it involves the continued use of an existing facility with minimal traffic impacts.

Albuquerque Public School:

6/14/10

The owner of the above property requests a Special Use Permit for Health and Wellness offices, day spa, and beauty salon. This will have no adverse impacts to the APS district.

PNM

6/14/10

No comment based on the information provided to date.

Village of Tijeras:
No comment received

NEIGHBORHOOD ASSOCIATIONS:
East Mountains District 5 Coalition
East Gateway Coalition of Associations